

Notice of Constable's Sale

Execution and Order of Sale - 2022-84231

Mark Herman, Constable Precinct 4, Harris County

Plaintiff: KENSWICK HOMEOWNERS' ASSOCIATION Vs Defendant: COLLINS CROSBY

Under the authority and by virtue of Execution and Order of Sale, cause number 2022-84231, dated and issued the 5TH day of June, 2024 pursuant to the judgment of the 157th Judicial District Court of Harris County, Texas, by the clerk of said court, and to me directed and delivered as Constable in Harris County, I have on this 20TH day of June, 2024, seized and levied upon, and will on the first Tuesday in August, the same being August 6TH, 2024, at The Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045, between the hours of 10:00 A.M. and 4:00 P.M., proceed to sell for cash to the highest bidder all the right, title and interest of the defendant(s) in the real property as described below in order to satisfy said judgment, interest, penalties, costs, and further costs of executing this writ.

Whereas on the 9th day of March, 2023, KENSWICK HOMEOWNERS' ASSOCIATION recovered a judgment in the 157th Judicial District Court of Harris County, Texas against COLLINS CROSBY for the sum of Four Thousand Eight Hundred Twenty-Three and 31/100 Dollars (\$4,823.31) as the total amount due on the assessment account of the Property that is secured by the Plaintiff's lien on the Property as of the date the Agreed Judgement was filed; reasonable a attorney's fees in the amount of Two Thousand Nine Hundred Twenty-Four and 00/100 Dollars (\$2,924.00); In the event it becomes necessary for the Plaintiff to obtain a Writ of execution and/or an order of sale and have the Property posted for a Constable's sale or Sheriff's sale in order to collect the amounts awarded in this Agreed Final Judgment, Collins Crosby shall pay to Kenswick Homeowners' Association additional attorney fees and the costs in the amount of one thousand eight hundred and 00/100 dollars (\$1,800.00); additional attorney's fees in the amount of nine hundred and 00/100 (\$900.00) should the Defendant file a Motion for New Trial that is subsequently denied or overruled; additional attorney's fees in the amount of five thousand five hundred and 00/100 dollars (\$5,500.00) should the final judgment in this case be unsuccessfully appealed to the State of Texas Appeals Court; additional attorney's fees in the amount of five thousand five hundred and 00/100 dollars (\$5,500.00) should the final judgment in this case be unsuccessfully appealed to the Texas Supreme Court; process server fees in the amount of Ninety-Four and 00/100 Dollars (\$94.00); post-judgment interest at the rate of seven and a half percent (7.5%) per annum on all amounts awarded in this judgement, including attorney fees, from the date this judgment was signed until fully paid; together with a judgment of foreclosure of lien on/in the property as hereinafter set out in addition to the costs expended in that behalf.

Property Description: Lot Thirteen (13), Block Ten (10), Kenswick, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 303, Page 142 of the Map Records of Harris County, Texas more comonly known as 8527 Stagewood Drive, Humble, Texas 77338, Appraisal District Number - 1150490100013.

Any properties sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the property or their interest therein if allowed, within the time and in the manner provided by law. All Sales Shall be Without Warranty as to Title or Condition, Express or Implied, as Evidenced by Constable's Deed for Property.

For More Information Contact: Roberts, Markel, Weinberg, Butler & Hailey PC, Phone: (713)780-4135.

The Minimum Bid Is: All Costs Of Suit And Sale. Terms: Cash, or Cashier's Check. Additional Terms:

Real Property being Sold at the Direction of the Plaintiff's Attorney. It is the Prospective Bidder's or Purchaser's

Responsibility to Research or Consult with an Attorney. Made Subject to the right of redemption (if any) in accordance to law. (Constables Commission due upon the final Bid amount.)

Published In The Daily Court Review. SALE TO BE HELD: 6TH day of August, 2024, between the hours of 10 a.m. and 4 p.m. at The Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045. Mark Herman, Constable Precinct 4, Harris County, Texas, 330 Meadowfern Dr, 2nd Floor, Houston, Texas 77067, (832) 927-6139. By: Writ Division